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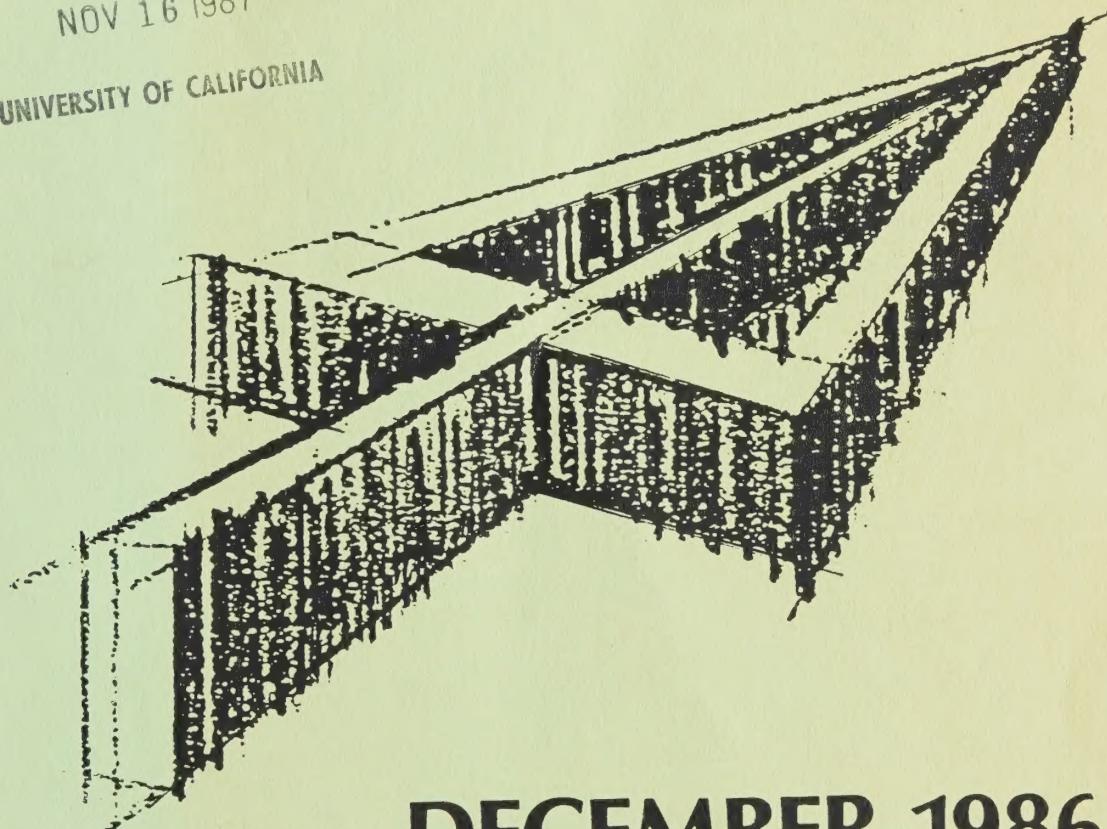
DRAFT BASELINE PROJECTION

Subregional Breakdown

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DECEMBER, 1986

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Dear Interested Parties:

This report presents the Draft Baseline Projections at the subregional areas. The subregional projections are based on the regional total shown in the Draft Baseline Projection report--regional population projection of 18.3 million and a regional employment projection of 9.0 million by the year 2010.

The year 2010 population and housing projections presented in this report are by counties and subregions. The employment projections are presented by counties and the 55 Regional Statistical Areas. In addition, the report includes a section on the methodology used in the development of the regional housing projection and the distribution of the population, housing and employment projections.

The draft projections are not SCAG's officially adopted forecasts regarding growth. They are a calculation of future growth within the region if the demographic and economic trends witnessed over the past decade and a half continue into the future. The Draft Baseline Projections are the first step in the development of SCAG-87 which is scheduled for adoption in the Fall of 1987. Over the upcoming year, SCAG will:

- o investigate whether there are any data which would indicate that future trends are likely to differ from past trends, and if so how;
- o evaluate the impacts of the growth shown in the Draft Baseline Projection; and
- o develop policies for intervening with trends, where needed to achieve regional goals, and for mitigating the potential negative impacts associated with the projected growth.

We will continue to work closely with public officials, planning professionals and interested citizens in the development of SCAG-87.

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BASELINE PROJECTION

Subregional Breakdown

DECEMBER, 1986

**DEVELOPMENT GUIDE PROGRAM
AND ECONOMIC ANALYSIS AND DEVELOPMENT PROGRAM**

**SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS
600 South Commonwealth Avenue, Suite 1000 • Los Angeles, California 90005
(213) 385-1000**

POPULATION AND HOUSING

BY COUNTIES AND SUBREGIONS

PRELIMINARY DRAFT REGIONAL BASELINE PROJECTION
REGIONAL TOTAL FOR HOUSING, AND
DISTRIBUTION OF POPULATION AND HOUSING TO SUBREGIONS
AND REGIONAL STATISTICAL AREAS

This section of the report presents:

- I. The Draft Regional Baseline Projection for Housing;
- II. The Preliminary Draft Distribution of Population and Housing to Subregion;
- III. A description of the methodology used to develop the regional housing projection and the distribution; and
- IV. A discussion of the job/housing balance implications of the Draft Regional Baseline Projection.

It builds upon the Draft Regional Baseline Projection Report released in August, 1986. That report addresses the projection for the region's total population and employment.

I. The Draft Baseline Housing Projection -- Regional Total

Methodology:

The Draft Regional Housing Projection was derived from the draft population projection as follows:

- o Projections were obtained from the U.S. Census Bureau regarding future propensities of different age groups to be a head of a household ("headship rates").
- o The current (1985) headship rates of the various ethnic groups residing in Southern California were estimated by age group, and it was assumed that they would converge toward the U.S. projection at a rate of 1%/year, or 25% between 1985 and 2010. This assumption is consistent with the demographic assumptions made throughout the Baseline projection work that the differences currently shown in the demographic behavior between the various ethnic groups and between Southern California and the nation will slowly diminish with time. (See the Baseline Report for additional discussion.)

- o The new headship rates were applied to the Baseline Population Projection by ethnicity and age, to derive a projection of future number of households within the SCAG region.
- o Additions were made to the household projection to take into account vacant units and second homes, in order to derive a regional housing projection.

Results:

Housing is projected to increase region-wide by 2.8 million units or 61% between 1984 and 2010. This is, indeed, a very high level of growth. The percentage increase (61%) is higher than the percentage increase (47%) projected for population. It indicates an annual increase in dwelling units of 109,000/year. This is higher than that experienced in the '70's and '80's (although note that building permit applications for 1986 are running at a rate of 150,000/year).

The reasons why housing is projected to grow faster than population are:

- o The aging of the population. As is shown in the Baseline Projection Report, the age structure of the SCAG region's population is projected to shift to the older years. This shift implies more household formation and an insuing drop in the regional average household size, because older people have a tendency to live in small households. A consequence of the projected decline in household size is an increase in the demand for housing units above and beyond that needed merely to accommodate population growth. It is calculated that the aging of the population and the concomitant drop in household size accounts for an increase in the projected housing stock of 336,500 units, or 12,900 units/year from 1984 - 2010.
- o The Baseline Trend Projection built upon the U. S. Census Bureau household headship rate projection, by age group, to derive the housing projection for the SCAG region. This resulted in a further decline in the household size projection above and beyond that which would have occurred if only the changing age structure had been taken into account. The incorporation of the U. S. Census Bureau household headship rate projection results in an increase in the housing projection of 199,500 units, or 7,700 units/year from 1984 - 2010.
- o The assumption that second homes will increase from 1.4% of the region's total housing in 1980 to 2.8% in the year 2010. This increase is based on the observations that: personal income is projected to increase significantly over the next two decades; the number of individuals in their 40's and 50's will increase significantly (assumably the peak-years for ownership of a second home);

and recent trends indicate high increases in second homes. This increase in the assumed percentage of total housing that are second homes (from 1.4% to 2.8%) accounts for an increase in the projected housing stock of 104,700 units or 4,000 units/year from 1984 - 2010.

Special Note: There is the definite possibility that the actual rate of household formation will be less than that shown in the Baseline Projection. This could occur if the number of households "doubling up" should increase in the future. This possibility will be explored before Draft SCAG-87 is developed in the summer of 1987.

II. Preliminary Draft Distribution of Housing and Population to Subregion and Regional Statistical Area

Methodology:

The methodology for the distribution of the Baseline Projection is shown graphically in Attachment 1. In general, the following steps were followed:

- o The Regional Housing Projection was distributed to subregions, based on the direction of past trends in terms of each subregion's historic share of the region's housing growth.
- o These numbers were reviewed for reasonableness and adjustments were made where appropriate. The review was for: any known peculiarities or uniqueness about a subregion's past trends which was unlikely to repeat itself in the future (adjustments were made for Glendale/Pasadena and Ventura County. See p. 6 of the attachment); excessively high or low growth rates (future annual housing growth was limited to 2 times the level shown 1970-80 or '80-85, whichever was higher. This impacted the numbers for E. San Bernardino Valley, the Chino Basin, N. Los Angeles County, the Riverside Desert, and the San Bernardino Desert (Central L.A. County's growth rates was assumed to revert back to the levels shown in the '70's - see page 7 of the attachment); conflicts with growth ordinances (none was found); conflicts with known development proposals (none was found); and lack of vacant developable land (this turned out not to be a constraint)).
- o The dwelling unit projection by subregion was then converted to population, through calculations of vacancy rates and household size (rates varied by subregion to reflect existing conditions; however a uniform level of convergence -- 1% per year -- was assumed toward a regional norm).

- o The resultant subregional housing and population projections were then disaggregated to RSA's and cities using the same methodology as above, except that subregional controls were used rather than regional controls. However, data on vacant developable land was not available at the RSA or city scale, so this potential constraint could not be taken into account.

The Distribution:

The Draft Baseline Projection shows very high levels of population and housing growth occurring in most areas of the region, but particularly in the urbanizing and mountain/desert subregions. As can be seen in the tables at the back of this report, of the 5.9 million more persons projected to be added to this region, 3.4 million or 57% are projected to be in the urbanizing subregions, 1.6 million or 27% in the highly urban subregions, and 0.9 million or 16% in the mountain/desert subregions. In terms of impact upon those communities, the percentage increase projected over 1984 population levels is as follows:

- o Highly Urbanized Subregions: 17 % increase
- o Urbanizing Subregions: 123 % increase
- o Mountain/Desert Subregions: 149 % increase

The five subregions that are projected to show the largest absolute increases in population are:

- o Southeast Orange County, 796,000 people
- o The Chino Basin, 619,000 people
- o Riverside/Corona, 480,000 people
- o Central Riverside County, 462,000 people
- o East San Gabriel Valley, 420,000 people

In terms of percentage increases, the five most rapidly growing subregions are projected to be:

- o Central Riverside Co., 236 %
- o Santa Clarita Valley, 201 %
- o North Los Angeles County, 190 %
- o Riverside Desert, 175 %
- o Chino Basin and, 154 %
- o San Bernardino Desert, 154 %

As can be imagined the impacts that this level of growth will have on the various regions will be considerable. A report on the impacts of the Baseline Projection is scheduled to be released within the next few months.

III. Brief Discussion of Job/Housing Balance

Compared to estimates for 1984, the job/housing balance by county in 2010 (as computed from independent baseline projections of jobs and housing distribution) shows a movement away from job/housing balance in the SCAG region. Los Angeles and Orange County are projected to experience a growing shortage of housing and the reverse is shown to happen in Ventura, Riverside and San Bernardino Counties.

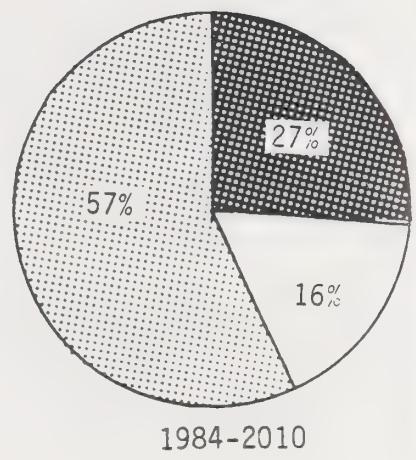
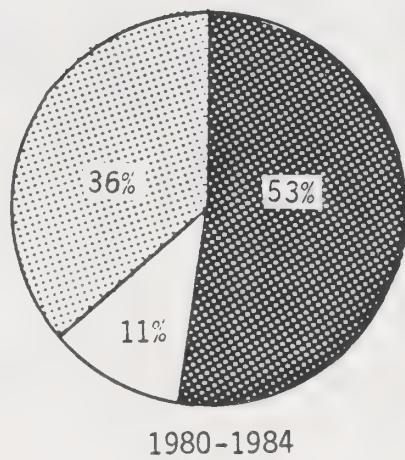
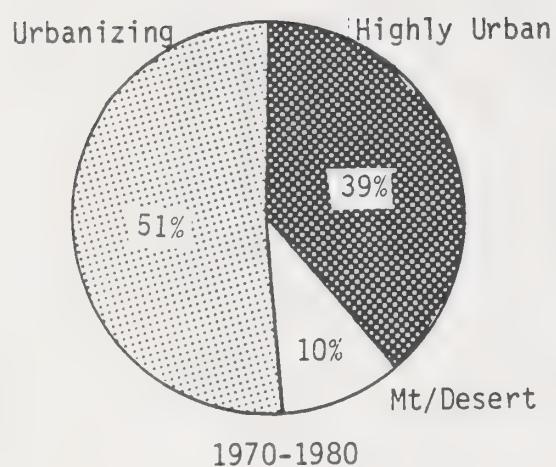
The movement away from job/housing balance is projected primarily because the Baseline Projection extrapolates recent trends (since 1970) into the future, and this is the direction shown by recent trends. The direction projected by these trends conflicts with the long-standing policy of SCAG to have development occur in a balanced manner, by subregion and county. A more policy-based forecast would call for:

- o more dwelling units and/or fewer jobs in Los Angeles and Orange County; and
- o more jobs and/or fewer housing units in San Bernardino, Riverside and Ventura Counties.

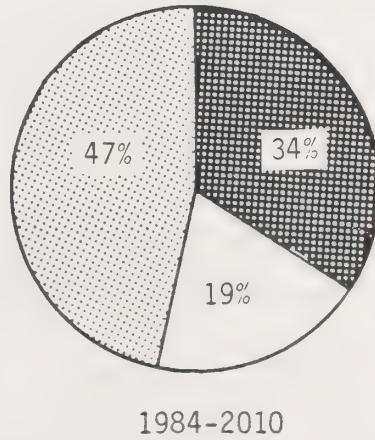
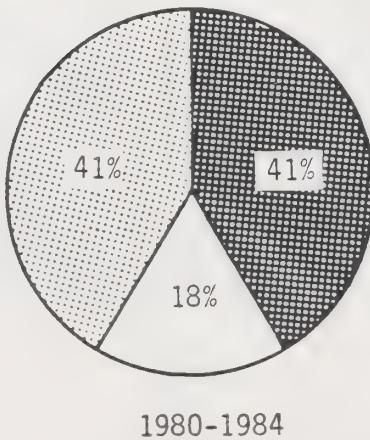
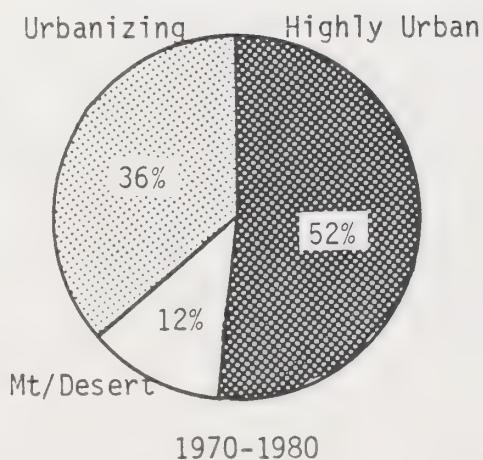
This issue will be addressed as part of the development of the SCAG-87 Growth Forecast Policy.

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POPULATION BASELINE
PERCENT OF THE REGION'S GROWTH



HOUSING BASELINE
PERCENT OF THE REGION'S GROWTH



Thousands

300

BASELINE
REGIONAL ANNUAL AVERAGE POPULATION GROWTH

200

100

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1970-1980

1980-1984

1984-2010

Thousands

150

BASELINE
REGIONAL ANNUAL AVERAGE HOUSING GROWTH

100

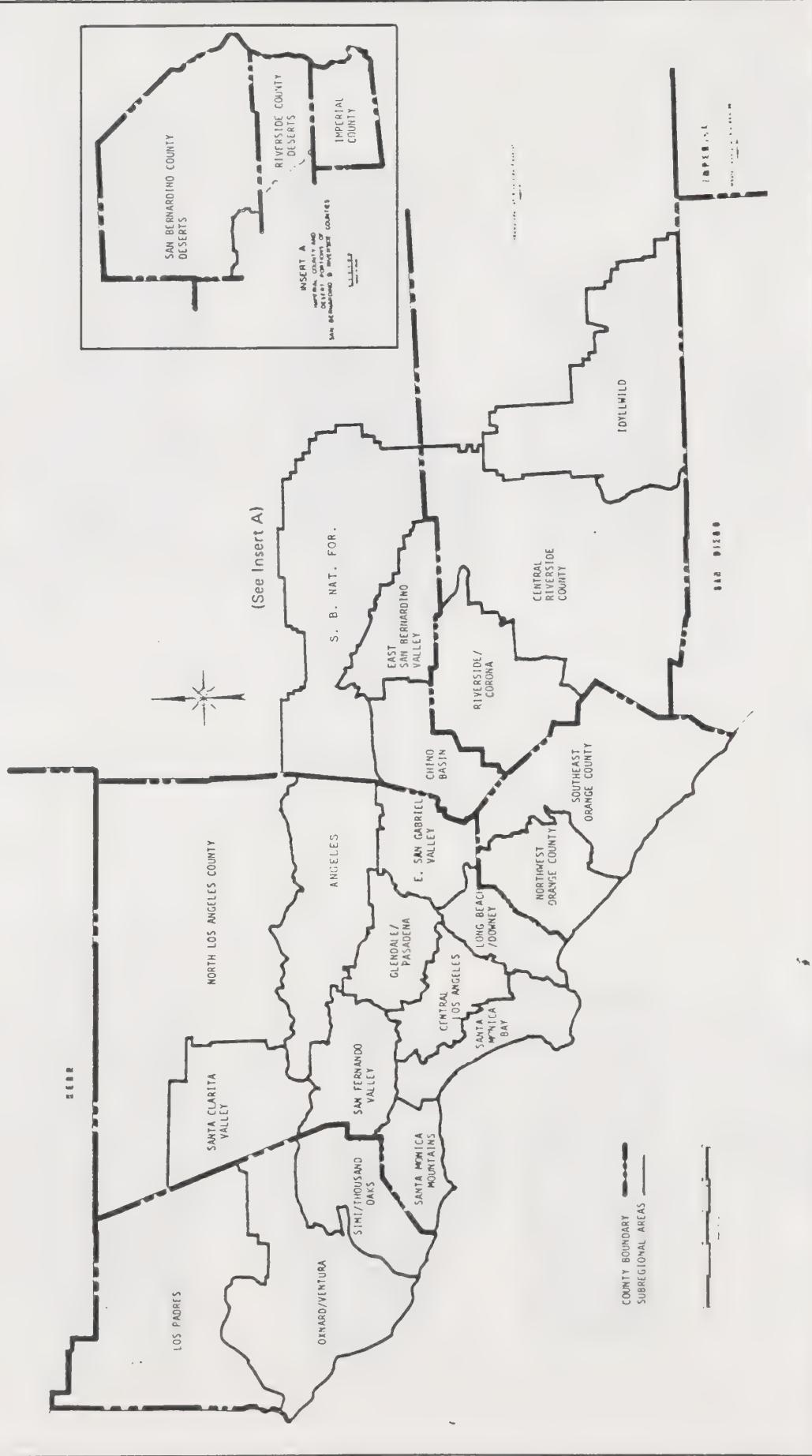
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1970-1980

1980-1984

1984-2010

SUBREGIONAL AREAS



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BASELINE POPULATION BY COUNTY

	1970	1980	1984	2010	TOT INC 1984-2010	% INC 1984-2010	SCAG-82 2010
IMPERIAL	74,000	92,000	101,700	165,500	63,800	62.73	153,000
LOS ANGELES	7,038,500	7,478,000	7,862,700	9,638,900	1,776,200	22.59	8,803,000
ORANGE	1,420,600	1,933,000	2,066,500	3,097,500	1,031,000	49.89	2,830,000
RIVERSIDE	459,400	663,000	757,500	2,017,200	1,259,700	166.30	1,407,800
SAN BERN	681,600	894,000	1,014,400	2,308,200	1,293,800	127.54	1,816,000
VENTURA	378,500	528,500	580,000	1,028,500	448,500	77.33	933,800
REGION	10,052,600	11,588,500	12,382,800	18,255,800	5,873,000	47.43	15,943,600

	% REG CRW 1970-1980	% REG CRW 1980-1984	% REG CRW 1984-2010	ANN AVE 1970-1980	ANN AVE 1980-1984	ANN AVE 1984-2010
IMPERIAL	0.0117	0.0122	0.0109	1,800	2,425	2,454
LOS ANGELES	0.2862	0.4843	0.3024	43,950	96,175	68,315
ORANGE	0.3336	0.1681	0.1756	51,240	33,375	39,654
RIVERSIDE	0.1326	0.1190	0.2145	20,360	23,625	48,450
SAN BERN	0.1383	0.1516	0.2203	21,240	30,100	49,762
VENTURA	0.0977	0.0648	0.0764	15,000	12,875	17,250
REGION	1.0000	1.0000	1.0000	153,590	198,575	225,885

BASELINE POPULATION BY SUBREGION

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SUBREG	1970	1980	1984	2010	TOT INC 1984-2010	% INC 1984-2010	SCAG-82M 2010
SAN FERN VAL	1,072,000	1,121,000	1,177,400	1,428,000	250,600	21.28	1,304,000
GLEN/PAS	1,082,000	1,132,000	1,202,200	1,452,000	249,800	20.78	1,235,000
E SAN GAB VA	391,000	689,000	739,300	1,159,200	419,900	56.80	839,000
STA MON BAY	1,249,000	1,241,000	1,297,400	1,527,500	230,100	17.74	1,365,000
CENTRAL LA	1,853,000	2,015,000	2,102,000	2,139,200	37,200	1.77	2,312,000
LB/ DOWNEY	1,028,000	1,041,000	1,075,800	1,210,100	134,300	12.48	1,168,000
NW ORANGE	1,130,000	1,362,000	1,425,200	1,660,400	235,200	16.50	1,624,000
HIGHLY URBAN	8,005,000	8,601,000	9,019,300	10,576,400	1,557,100	17.26	9,847,000
OX/VENTURA	258,200	341,000	370,600	592,500	221,900	59.88	557,000
SIMI/TO	120,000	187,000	208,900	434,700	225,800	108.09	376,000
STA CLAR VAL	48,000	79,000	89,200	268,900	179,700	201.46	218,000
STA MON MTS	30,600	53,000	58,100	107,100	49,000	84.34	103,000
CHINO	233,000	350,000	401,100	1,020,400	619,300	154.40	846,000
E SAN BER VA	312,000	346,000	379,400	705,700	326,300	86.00	579,000
RIV/CORONA	259,000	338,000	378,100	858,000	479,900	126.92	670,000
CENT RIV	94,000	169,000	195,800	658,000	462,200	236.06	373,000
SE ORANGE	290,600	371,000	641,300	1,437,100	795,800	124.09	1,206,000
URBANIZING	1,645,400	2,434,000	2,722,500	6,082,400	3,359,900	123.41	4,928,000
LOS PAD	300	500	500	1,300	800	160.00	800
NORTH LA	82,900	105,000	118,900	344,600	225,700	189.82	256,000
ANG FOR	2,000	2,000	2,400	2,300	-100	-4.17	3,000
SAN BERN FOR	20,000	37,000	41,800	93,300	51,500	123.21	63,000
SAN BERN DES	116,600	161,000	192,100	488,800	296,700	154.45	328,000
RIV DESERT	103,400	150,000	176,800	485,900	309,100	174.83	354,000
IDYLL	3,000	6,000	6,800	15,300	8,500	125.00	10,800
IMPERIAL	74,000	92,000	101,700	165,500	63,800	62.73	153,000
MTS. /DESERT	402,200	553,500	641,000	1,597,000	956,000	149.14	1,168,600
REGION	10,052,600	11,588,500	12,382,800	18,255,800	5,873,000	47.43	15,943,600

SUBREG	% REG CRW			ANN AVE		
	1970-1980	1980-1984	1984-2010	1970-1980	1980-1984	1984-2010
SAN FERN VAL	0.0319	0.0710	0.0427	4,900	14,100	9,639
GLEN/PAS	0.0326	0.0884	0.0425	5,000	17,550	9,608
E SAN GAB VA	0.0638	0.0633	0.0715	9,800	12,575	16,150
STA MON BAY	-0.0052	0.0710	0.0392	-800	14,100	8,850
CENTRAL LA	0.1055	0.1095	0.0063	16,200	21,750	1,431
LB/ DOWNEY	0.0085	0.0438	0.0229	1,300	8,700	5,165
NW ORANGE	0.1511	0.0796	0.0401	23,200	15,800	9,046
HIGHLY URBAN	0.3881	0.5266	0.2651	59,600	104,575	59,889
OX/VENTURA	0.0539	0.0373	0.0378	8,280	7,400	8,535
SIMI/TO	0.0436	0.0276	0.0385	6,700	5,475	8,685
STA CLAR VAL	0.0202	0.0128	0.0306	3,100	2,550	6,912
STA MON MTS	0.0146	0.0064	0.0083	2,240	1,275	1,885
CHINO	0.0762	0.0643	0.1055	11,700	12,775	23,819
E SAN BER VA	0.0221	0.0421	0.0356	3,400	8,350	12,550
RIV/CORONA	0.0514	0.0505	0.0817	7,900	10,025	18,458
CENT RIV	0.0488	0.0337	0.0787	7,500	6,700	17,777
SE ORANGE	0.1826	0.0885	0.1355	28,040	17,575	30,608
URBANIZING	0.5134	0.3632	0.5721	78,860	72,125	129227
LOS PAD	0.0001	0.0000	0.0001	20	0	31
NORTH LA	0.0144	0.0175	0.0384	2,210	3,475	8,681
ANG FOR	0.0000	0.0005	-0.0000	0	100	-4
SAN BERN FOR	0.0111	0.0060	0.0088	1,700	1,200	1,981
SAN BERN DES	0.0289	0.0392	0.0305	4,440	7,775	11,412
RIV DESERT	0.0303	0.0337	0.0526	4,660	6,700	11,889
IDYLL	0.0020	0.0010	0.0015	300	200	327
IMPERIAL	0.0117	0.0122	0.0109	1,800	2,425	2,454
MTS. /DESERT	0.0985	0.1102	0.1628	15,130	21,875	36769
REGION	1.0000	1.0000	1.0000	153,590	198,575	225,885

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BASELINE HOUSING BY COUNTY

	1970	1980	1984	2010	TOT INC 1984-2010	% INC 1984-2010	SCAG-82 2010
IMPERIAL	23,000	32,000	33,400	60,600	27,200	81.44	57,000
LOS ANGELES	2,537,500	2,857,100	2,924,900	3,865,300	940,400	32.15	3,529,800
ORANGE	462,800	721,000	760,000	1,253,400	493,400	64.92	1,131,000
RIVERSIDE	172,600	294,800	327,000	919,200	592,200	181.10	646,900
SAN BERN	251,800	370,100	408,600	995,800	587,200	143.71	791,400
VENTURA	111,900	183,500	196,500	385,300	188,800	96.08	364,000
REGION	3,559,600	4,458,500	4,650,400	7,479,600	2,829,200	60.84	6,520,100

	% REC GRW			ANN AVE		
	1970-1980	1980-1984	1984-2010	1970-1980	1980-1984	1984-2010
IMPERIAL	0.0100	0.0073	0.0096	900	350	1,046
LOS ANGELES	0.3556	0.3533	0.3324	31,960	16,950	36,169
ORANGE	0.2872	0.2032	0.1744	25,820	9,750	18,977
RIVERSIDE	0.1359	0.1678	0.2093	12,220	8,050	22,777
SAN BERN	0.1316	0.2006	0.2076	11,830	9,625	22,585
VENTURA	0.0797	0.0677	0.0667	7,160	3,250	7,262
REGION	1.0000	1.0000	1.0000	89,890	47,975	108,815

BASELINE HOUSING BY SUBREGION

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SUBREG	1970	1980	1984	2010	TOT INC 1984-2010	% INC 1984-2010	SCAG-B2M 2,010
SAN FERN VAL	364,000	442,000	454,000	591,000	137,000	30.18	540,000
GLEN/PAS	404,000	432,000	443,000	580,800	137,800	31.11	494,000
E SAN GAB VA	167,000	221,000	233,000	412,400	179,400	77.00	287,000
STA MON BAY	451,000	509,000	520,000	649,500	129,500	24.90	593,000
CENTRAL LA	744,000	773,000	777,000	858,400	81,400	10.48	928,000
LB/ DOWNEY	355,000	393,000	400,000	487,600	87,600	21.90	465,000
NW ORANGE	353,000	491,000	506,000	646,600	140,600	27.79	613,000
HIGHLY URBAN	2,838,000	3,261,000	3,333,000	4,226,300	893,300	26.80	3,920,000
OX/VENTURA	80,200	122,200	129,200	228,100	98,900	76.55	226,500
SIMI/TO	31,400	61,000	67,000	156,300	89,300	133.28	137,000
STA CLAR VAL	14,100	26,000	29,000	98,600	69,600	240.00	78,000
STA MON MTS	10,300	19,900	21,800	42,700	20,900	95.87	38,300
CHINO	71,000	120,000	134,000	379,600	245,600	183.28	309,000
E SAN BER VA	105,000	136,000	146,000	291,500	145,500	99.66	245,000
RIV/CORONA	82,100	120,700	130,000	326,900	196,900	151.46	244,000
CENT RIV	41,000	79,000	90,000	303,700	213,700	237.44	182,000
SE ORANGE	109,800	230,000	254,000	606,800	352,800	138.90	518,000
URBANIZING	544,900	914,800	1,001,000	2,434,200	1,433,200	143.18	1,977,800
LOS PAD	300	300	300	900	600	200.00	500
NORTH LA	27,000	40,000	46,000	143,200	97,200	211.30	105,000
ANG FOR	1,100	1,200	1,100	1,100	0	0.00	1,500
SAN BERN FOR	25,000	39,000	43,600	101,200	57,600	132.11	74,000
SAN BERN DES	50,800	75,100	85,000	223,500	138,500	162.94	163,400
RIV DESERT	46,000	89,800	101,400	275,700	174,300	171.89	211,200
IDYLL	3,500	5,300	5,600	12,900	7,300	130.36	9,700
IMPERIAL	23,000	32,000	33,400	60,600	27,200	81.44	57,000
MTS. /DESERT	176,700	282,700	316,400	819,100	502,700	158.88	622,300
REGION	3,559,600	4,458,500	4,650,400	7,479,600	2,829,200	60.84	6,520,100

SUBREG	% REG GRW			ANN AVE		
	1970-1980	1980-1984	1984-2010	1970-1980	1980-1984	1984-2010
SAN FERN VAL	0.0868	0.0625	0.0484	7,800	3,000	5,269
GLEN/PAS	0.0312	0.0573	0.0487	2,800	2,750	5,300
E SAN GAB VA	0.0601	0.0625	0.0634	5,400	3,000	6,900
STA MON BAY	0.0645	0.0573	0.0458	5,800	2,750	4,981
CENTRAL LA	0.0323	0.0208	0.0288	2,900	1,000	3,131
LB/ DOWNEY	0.0423	0.0365	0.0310	3,800	1,750	3,369
NW ORANGE	0.1535	0.0782	0.0497	13,800	3,750	5,408
HIGHLY URBAN	0.4706	0.3752	0.3157	42,300	18,000	34,358
OX/VENTURA	0.0467	0.0365	0.0350	4,200	1,750	3,804
SIMI/TO	0.0329	0.0313	0.0316	2,960	1,500	3,435
STA CLAR VAL	0.0132	0.0156	0.0246	1,190	750	2,677
STA MON MTS	0.0107	0.0099	0.0074	960	475	804
CHINO	0.0543	0.0730	0.0868	4,900	3,500	9,446
E SAN BER VA	0.0345	0.0521	0.0514	3,100	2,500	5,596
RIV/CORONA	0.0429	0.0485	0.0696	3,860	2,325	7,573
CENT RIV	0.0423	0.0573	0.0755	3,800	2,750	8,219
SE ORANGE	0.1337	0.1251	0.1247	12,020	6,000	13,569
URBANIZING	0.4115	0.4492	0.5066	36,990	21,550	55123
LOS PAD	0.0000	0.0000	0.0002	0	0	23
NORTH LA	0.0145	0.0313	0.0344	1,300	1,500	3,739
ANG FOR	0.0001	-0.0005	0.0000	10	-25	0
SAN BERN FOR	0.0156	0.0240	0.0204	1,400	1,150	2,215
SAN BERN DES	0.0270	0.0516	0.0490	2,430	2,475	5,327
RIV DESERT	0.0487	0.0605	0.0616	4,380	2,900	6,704
IDYLL	0.0020	0.0016	0.0026	180	75	281
IMPERIAL	0.0100	0.0073	0.0096	900	350	1,046
MTS. /DESERT	0.1179	0.1756	0.1777	10,600	8,425	19335
REGION	1.0000	1.0000	1.0000	89,890	47,975	108,815

DRAFT
JOBS TO HOUSING RATIOS BY COUNTY

1 9 8 4

Counties	Jobs	Housing	Ratio*	County/ Region Ratio*	Jobs	Housing	Ratio*	County/ Region Ratio*
Imperial	37,000	33,000	1.12	.88	65,000	60,600	1.07	.89
Los Angeles	4,053,000	2,924,900	1.39	1.09	5,497,000	3,865,400	1.42	1.19
Orange	1,048,000	760,000	1.38	1.09	1,925,000	1,253,500	1.54	1.29
Riverside	247,000	327,000	.76	.60	477,000	919,200	.52	.43
San Bernardino	325,000	408,600	.80	.63	634,000	995,700	.64	.53
Ventura	213,000	196,500	1.03	.85	356,000	385,300	.92	.77
Region	5,923,000	4,650,400	1.27		8,954,000	7,479,600	1.20	

* 1.0 would represent balance (the number of people who work in the county would approximately equal the number of workers who live in the county).

EMPLOYMENT
BY COUNTIES AND REGIONAL STATISTICAL AREAS

DRAFT BASELINE EMPLOYMENT DISAGGREGATION

The projections of future employment in the region, and the counties within it, were based upon the 1972 to 1984 trends in total employment. In 1984, the region had 5,923,000 jobs. By 2010, the region's employment is projected to increase to 8,954,000. In this 26-year period, the region's employment will increase by 3,031,000 jobs, which represents a 51 percent Rate of growth. County-by-county changes projected to occur over this period are described below.

Los Angeles County

In 1984, Los Angeles County had 4,053,000 jobs. The county accounted for 68 percent of the region's jobs. By 2010, the county is projected to add 1,444,000 jobs, about half of the projected regional increase in jobs between 1984 and 2010. By 2010, Los Angeles County's employment is projected to be 5,497,000 jobs, which represents a 36 percent rate of increase in employment over the period. The county's share of regional jobs will decline to 61 percent.

Orange County

Orange County had 1,048,000 jobs in 1984, or 18 percent of the region's total employment. By 2010, the county is projected to add 877,000 jobs, which is about 29 percent of the projected regional increase in jobs between 1984 and 2010. By 2010, Orange County's employment is projected to be 1,925,000. The county's employment is projected to grow 84 percent over the period. Orange County will account for 22 percent of the region's total employment, a slight increase in its regional share from 1984.

San Bernardino County

In 1984, San Bernardino County had 325,000 jobs. The county accounted for about six percent of regional employment. By 2010, the county is projected to add 309,000 jobs, about 10 percent of the projected increase in regional employment over the 26-year period. By 2010, San Bernardino County's employment is projected to be 634,000 jobs. The county's employment growth will be 95 percent over the period. The county's share of total jobs in the region will increase slightly, to 11 percent.

Riverside County

Riverside County had 247,000 jobs in 1984. The county's share of regional employment was four percent. By 2010, the county is projected to add 230,000 jobs, about eight percent of the projected regional increase in employment between 1984 and 2010. By 2010, Riverside County's employment is projected to be 477,000 jobs. Thus Riverside County's employment is projected to grow 93 percent over the period. The county's share of total jobs in the region will increase slightly, to five percent.

Ventura County

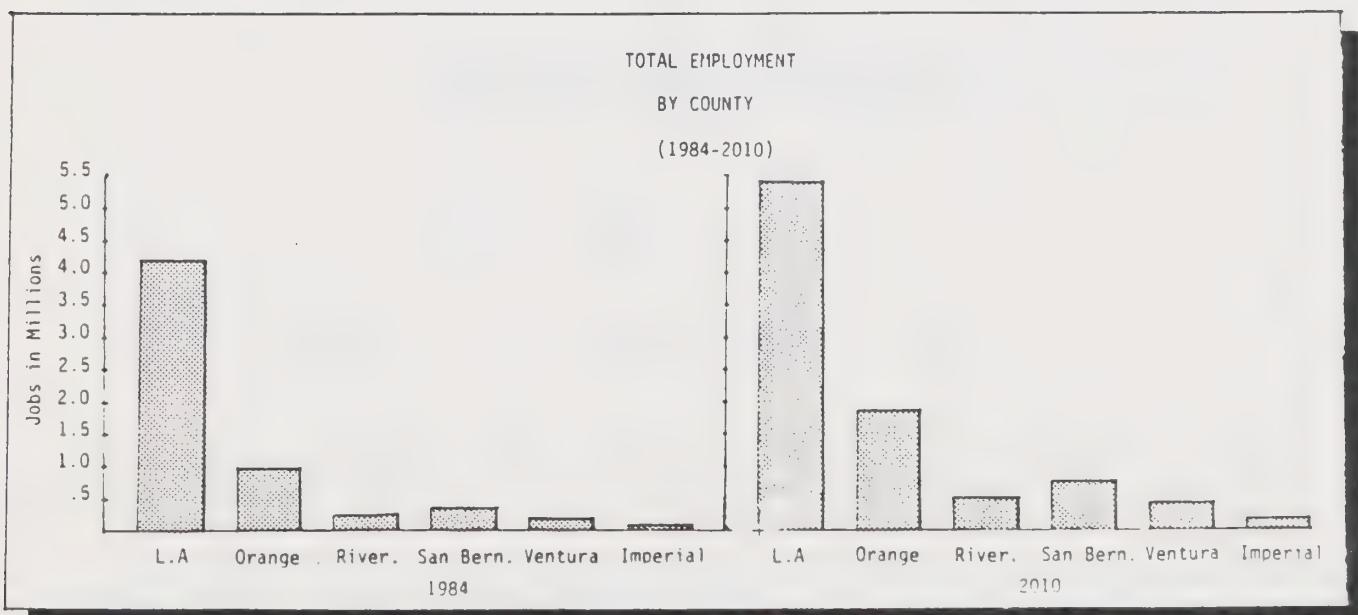
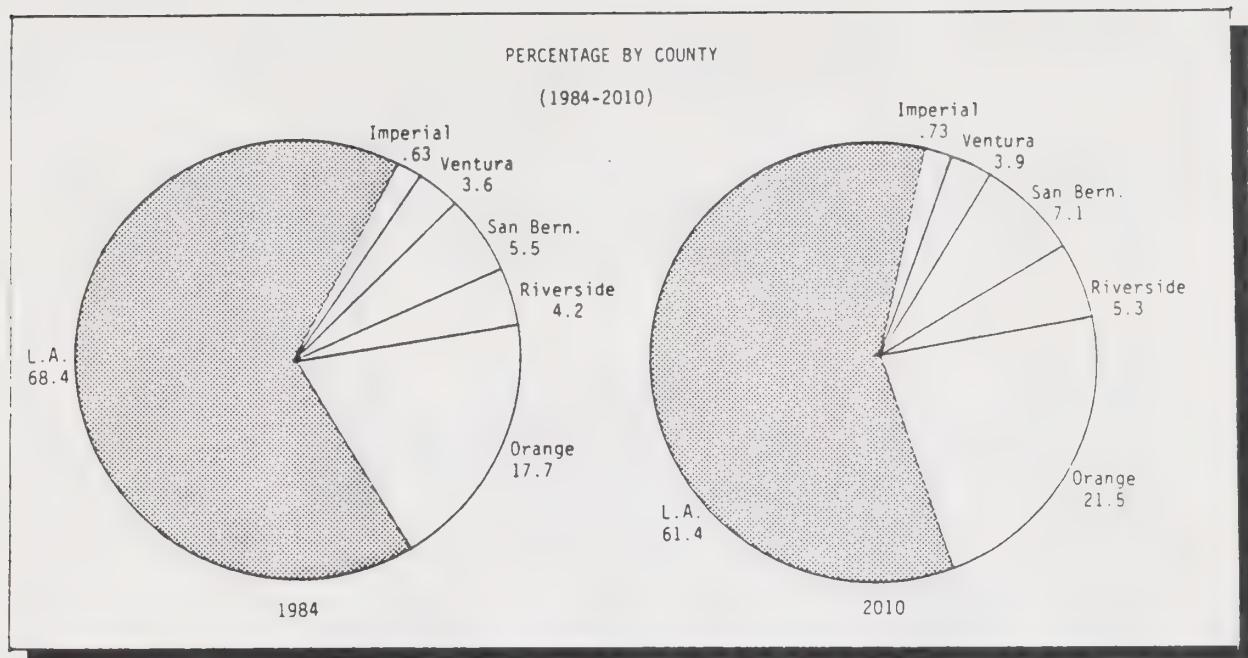
Ventura County had 213,000 jobs in 1984. The county accounted for slightly less than four percent of all jobs in the region. By 2010, Ventura County

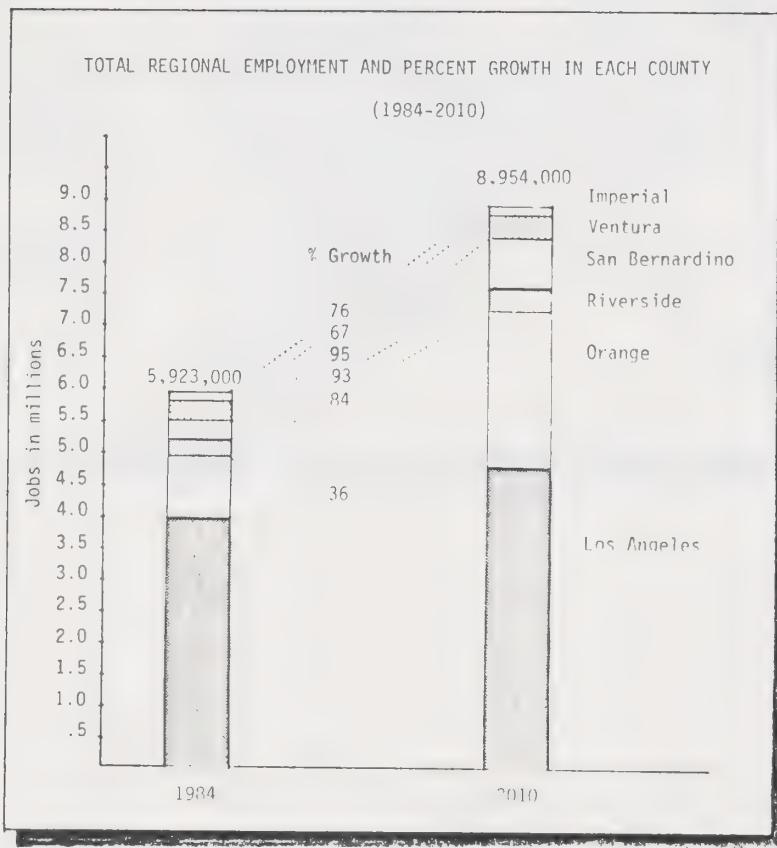
is projected to add 143,000 jobs, or five percent of the projected increase in regional employment between 1984 and 2010. By 2010, Ventura County's employment is projected to be 356,000. This is a 67 percent increase in the county's employment over the 26-year period. The county's share of total regional jobs will still be about four percent of the regional total.

Imperial County

Imperial County had 37,000 jobs in 1984, and accounted for less than one percent of all jobs in the region. By 2010, Imperial County is projected to add 28,000 jobs, about one percent of the projected increase in the region's jobs over the period. By 2010, Imperial County's employment is projected to be 65,000. Employment in Imperial County will increase 76 percent between 1984 and 2010. Imperial County's share of total regional jobs will continue to be less than one percent of the regional total.

The graphs and charts below summarize the above information for the counties and the region.





Methodology

The method for developing the Draft Baseline Projection for the counties is contained as part of the Economic Projection Model developed by the Center for Continuing Study of the California Economy (CCSCE). The model projects jobs for Los Angeles County, Orange County, Ventura County, and San Bernardino and Riverside Counties. The projections for the counties are based upon analysis of trend data and each county's share of the region's projected job growth. This is a process which is similar to the way the regional projection was developed as a part of the nation's and the state's projected economies.

County Projections

The Economic Projection Model is based upon a shift/share analysis of industries within the region's counties. The model begins by analyzing the growth of employment by 66 industries for the Standard Metropolitan Statistical Area (SMSA) within the region from 1972 to 1984. This analysis begins by looking at the job growth of basic industries within each of these areas. The analysis also includes calculations on each county's share of growth, shares of total jobs in each industry, and changing share and historical average shares in each of the industries going to each SMSA. Each industry's characteristics are then reviewed and a share factor using one of the above measures is assigned to each industry.

The next step in the modeling process is to apply these share factors by industry for each SMSA to the region's projected job growth through the year 2000. This step results in a projection of total base industry jobs for each SMSA.

The model then projects the proportion of the region's non-base industry jobs to each of the SMSAs. The model works on the assumption that within the region that a portion of the region's non-base, population-serving industry jobs are distributed based upon the distribution of population within the region. These non-base industries locate where they can provide services to the population. However, the model also recognizes that a portion of the jobs in these industries are not distributed based upon population serving considerations. These jobs represent such activities as regional or corporate headquarter facilities that are not directly distributed based upon population distribution. The portions of the non-base industries that are projected to be population serving versus non-population serving is determined by the ratio of the change in jobs to the change in population for each SMSA the 1972-84 historical trends.

The model then distributes the population serving share of the region's non-base industries to the SMSA's based upon the population growth projected for each county. At the same time, the model distributes the non-population serving portions of the region's non-base industry jobs to the counties base upon the shares going to each of the counties during the 1972-84 time period. These non-base industry projections are combined with the base industry projections to obtain the year 1995 and 2000 job projections for the counties within the region based upon the region's

Baseline job projection.

As was indicated in the Draft Baseline Projection report detailed industry level projections from the Bureau of Labor Statistics beyond the year 2000 are not available for projecting to the year 2010. Therefore, the modeling data has to be adjusted to be less detailed for projecting to 2010. For 2010, the modeling uses 10 sectors for each county.

The model projects the county shares of region growth in the 10 sectors by multiplying the shares of growth that the industries are receiving between 1995 and 2000 times the growth projected for the entire region between 2000 and 2010. Since these sectors are aggregations of the nine detailed sectors used for the earlier years, this process attempts to continue the relationship between those industries in the further years of the projections.

Sub-County Projection

Unlike the data available at the county level, there is little good data to provide trend information for job growth at the subcounty levels. This means that it is extremely difficult to project employment by subcounty areas. As a result, the subcounty employment projections represent a combination of various types of data.

The process begins with estimates of existing employment at the subcounty level. In preparing the base year data for the modeling effort SCAG has used the Urban Transportation Planning Package (UTPP) 1980 census survey information in combination with data available from the California Employment Development Department. This information essentially gives subcounty job location information for one point in time.

Regional Statistical Area Distribution:

Two approaches are utilized for estimating the 2010 employment distribution. The first is a top-down shares approach based on the economic base model for the region. The second is a bottom-up approach. The small area information was used to check the realism of the regional totals. There were several sources for small area employment forecasts. These are aggregated to the Regional Statistical Area (RSA) level to arrive at an initial distribution of the county employment from the economic projection model:

1. Sub-county trend data from Industrial and Commercial Employment (ICE) file for Los Angeles and Orange County Employment Development Department Data by tract.
2. U.S. Census information from the Urban Transportation Planning Package (UTPP). Employment at the partial tract level for 1980.
3. Known development projects from regional environmental impact reports.
4. Work completed with local agencies as part of the area and corridor studies underway at SCAG. Large area transportation studies cover entire counties for Ventura, Riverside, and San Bernardino.
5. The projected growth of cities to 2000 from the City Planning Directors review process completed in 1983 at SCAG.
6. Work done with local agencies as part of the development of SCAG82 Modified.
7. The RSA emploment distribution reflected in Orange County Planning Division's preliminary forecasts to 2010.

Table 1 below summarizes the Regional Statistical Area (RSA) employment forecast for Baseline as compared to SCAG82 Modified and then provides the added employment by RSA and the percentage growth from 1984 to 2010 under the Baseline disaggregation.

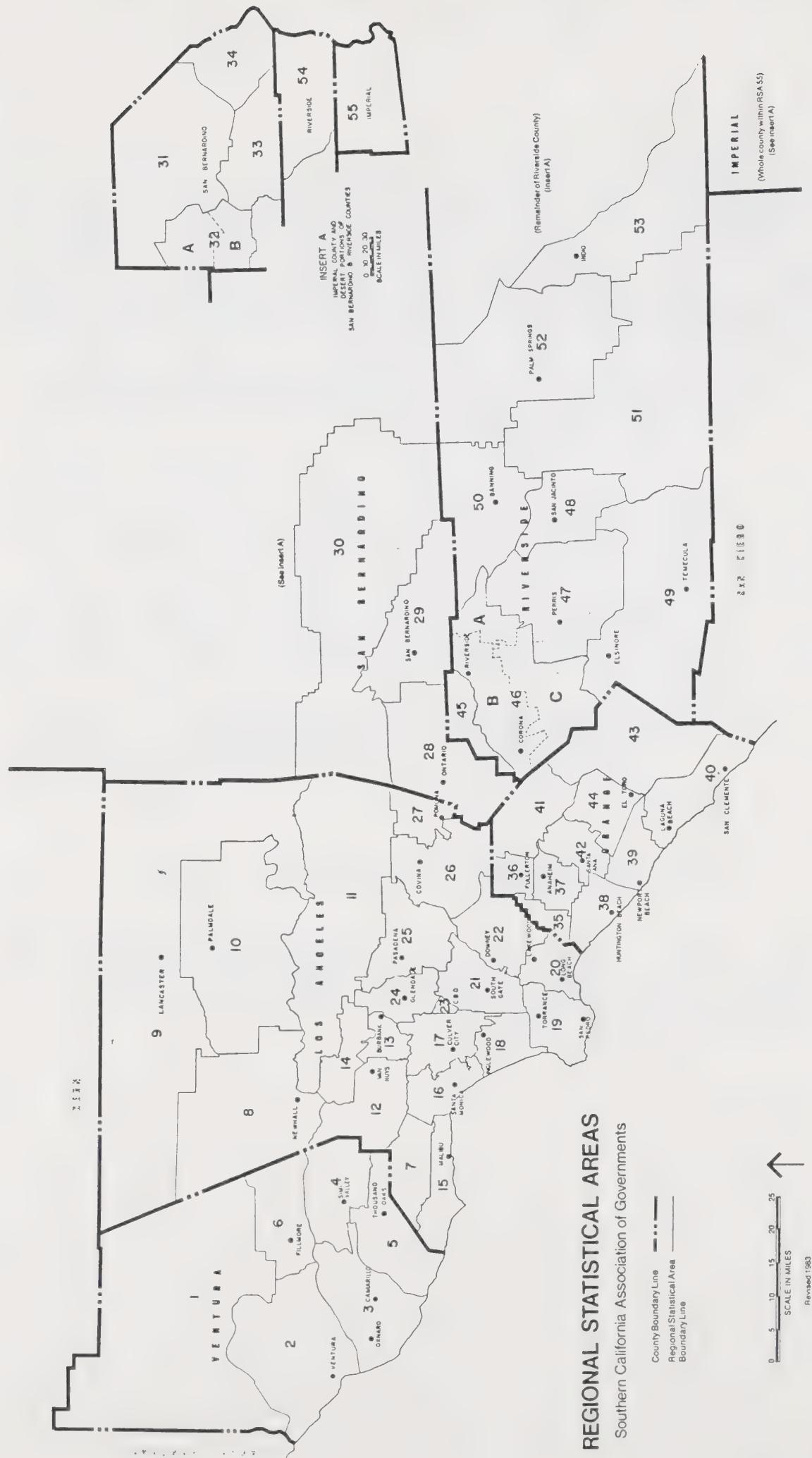


TABLE ONE

BASELINE EMPLOYMENT FORECAST AND COMPARISON WITH SCAG MODIFIED

EMPLOYMENT

COUNTY=LOS ANGELES

RSA	RSANAME	CENSUS 1980		ESTIMATED 1984	BASELINE 2010	SCAG&2 MODIFIED	GROWTH BETWEEN 1984-2010		RATE OF GROWTH BETWEEN 1984-2010
		7	9000				37100	29808	
6	SANTA CLARITA VA	20800	23421	97212	92300	73791	316	316	
9	LANCASTER	17600	19144	78991	75000	69847	313	313	
10	PALMDALE	12100	13543	87717	84800	44173	326	326	
11	SAN GABRIEL MTNS	600	611	737	700	126	21	21	
12	S.W. SFV	330800	341331	494164	431400	152853	46	46	
13	BURBANK	162000	166592	235522	200300	68930	41	41	
14	N.E. SFV	70900	73011	116150	103300	43139	59	59	
15	MALIBU	3800	3971	9269	8800	8297	133	133	
16	SANTA MONICA	163400	173211	219812	208800	46700	27	27	
17	W. CENTRAL	599600	615557	733672	696600	118116	19	19	
18	SOUTH BAY	330800	361595	5200000	427200	158405	44	44	
19	PALOS VERDE	220400	224737	317230	301200	92493	41	41	
20	LONG BEACH	210000	216081	292900	278100	76819	36	36	
21	E. CENTRAL	522000	506090	577901	548700	71811	14	14	
22	NORMWALK/WHITTIER	261100	266487	342181	324900	75704	28	28	
23	L.A. CBD	302000	313633	407806	387200	84173	30	30	
24	GLENDALE	172800	181867	238449	226400	56582	31	31	
25	W. SAN GABRIEL V	296100	303552	368522	349900	64969	21	21	
26	E. SAN GABRIEL V.	165400	168425	241187	229000	72762	43	43	
27	POMONA	68900	70873	108376	102900	37503	53	53	
		3940100	4053000	5497002	5084600	1444002			

COUNTY=ORANGE

RSA	RSANAME	CENSUS 1980		ESTIMATED 1984	BASELINE 2010	SCAG&2 MODIFIED	GROWTH BETWEEN 1984-2010		RATE OF GROWTH BETWEEN 1984-2010
		35	55200				86100	42999	
36	BUENA PARK	100600	104740	153951	125200	49211	47	47	
37	FULLERTON	146000	166636	259854	211300	93218	56	56	
38	ANAHEIM	90300	103731	163634	133100	59903	58	58	
39	W. COAST	146800	167644	290742	236400	123098	73	73	
40	C. COAST	32600	41936	134707	109500	92771	221	221	
41	S. COAST	54900	62904	115463	93900	52559	84	84	
42	S.A. CANYON	211600	242141	411966	335000	169825	70	70	
43	SANTA ANA	17400	21976	76975	62600	54999	250	250	
44	MISSION VIEJO	60000	73388	211805	172200	138417	189	189	
	EL TORO	815400	1048000	5497002	5084600	1444002			
					1025000	1565300			

-----COUNTY=RIVERSIDE-----

RSA	RSANAME	CENSUS 1980		ESTIMATED 1984		BASELINE 2010		SCAG82 MODIFIED		GROWTH BETWEEN 1984-2010		RATE OF GROWTH BETWEEN 1984-2010		
		CENSUS 1980	RSANAME	ESTIMATED 1984	RSANAME	ESTIMATED 1984	BASELINE 2010	SCAG82 MODIFIED	GROWTH BETWEEN 1984-2010	RSANAME	ESTIMATED 1984	BASELINE 2010	SCAG82 MODIFIED	GROWTH BETWEEN 1984-2010
45	JURUPA	9300		10710		21804		24400		11094		104		104
46	RIVERSIDE	108800		123224		183109		228300		69885		57		57
47	PERRIS	7400		8502		40037		51300		31835		371		371
48	HEMET	12300		16452		80025		65700		33673		204		204
48	LAKE ELSINORE	5000		5742		34686		45200		28944		504		504
50	BANNING	7800		9054		20023		31200		10968		121		121
51	IDYLWILD	1300		1546		2760		3400		1214		79		79
52	PALM SPRINGS	34500		45270		72398		89200		27126		60		60
53	INDIO	18600		16562		30761		37900		14199		88		88
54	BLYTHE	8600		9837		11388		10100		1461		16		16
		214600		247000		477001		587700		230001				

-----COUNTY=SAN BERNARDINO

RSA	RSANAME	CENSUS 1980		ESTIMATED 1984		BASELINE 2010		SCAG82 MODIFIED		GROWTH BETWEEN 1984-2010		RATE OF GROWTH BETWEEN 1984-2010		
		CENSUS 1980	RSANAME	ESTIMATED 1984	RSANAME	ESTIMATED 1984	BASELINE 2010	SCAG82 MODIFIED	GROWTH BETWEEN 1984-2010	RSANAME	ESTIMATED 1984	BASELINE 2010	SCAG82 MODIFIED	GROWTH BETWEEN 1984-2010
28	WEST S.B. VALLEY	111300		132800		294127		320200		161327		121		121
29	EAST S.B. VALLEY	123700		135535		231756		252300		96221		71		71
30	SAN BERN MNTS	7600		8642		14146		15400		5504		64		64
31	BAKER	3800		4376		63338		6900		1962		45		45
32	BARSTOW	26700		30520		64576		70300		34056		112		112
33	TWENTY-NINE PALM	9300		10611		18831		20500		82220		77		77
34	NEEDLES	2200		2516		4225		4600		1709		68		68
		284600		325000		633989		690200		308999				

-----COUNTY=VENTURA

RSA	RSANAME	CENSUS 1980		ESTIMATED 1984		BASELINE 2010		SCAG82 MODIFIED		GROWTH BETWEEN 1984-2010		RATE OF GROWTH BETWEEN 1984-2010		
		CENSUS 1980	RSANAME	ESTIMATED 1984	RSANAME	ESTIMATED 1984	BASELINE 2010	SCAG82 MODIFIED	GROWTH BETWEEN 1984-2010	RSANAME	ESTIMATED 1984	BASELINE 2010	SCAG82 MODIFIED	GROWTH BETWEEN 1984-2010
1	LOS PADRES	100		106		187		200		81		76		76
2	VENTURA	54800		63592		96069		102600		32477		51		51
3	OXNARD	77000		91666		148692		158800		67026		62		62
4	SIMI	16200		22332		42136		45000		19804		89		89
5	THOUSAND OAKS	32600		32008		64421		68800		32413		101		101
6	FILLMORE	2900		3297		4494		4800		1197		36		36
		183600		213000		355999		380200		142899				

-----COUNTY=IMPERIAL

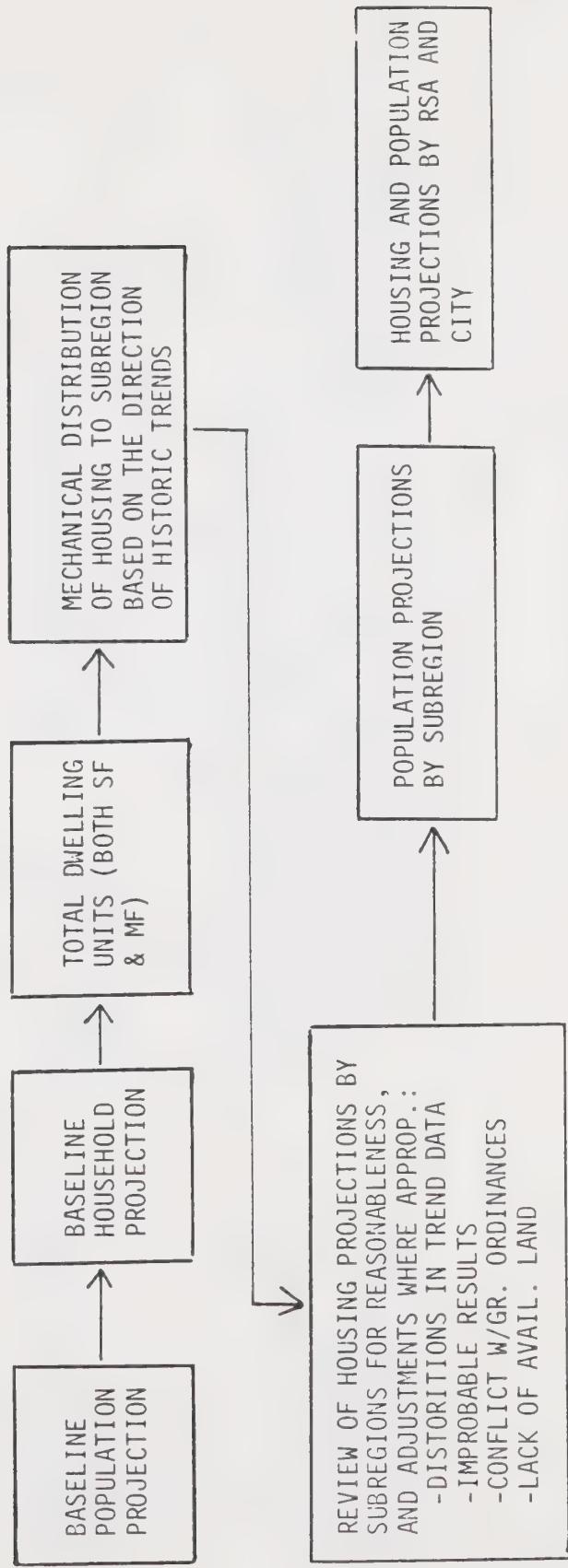
RSA	RSANAME	CENSUS 1980		ESTIMATED 1984		BASELINE 2010		SCAG82 MODIFIED		GROWTH BETWEEN 1984-2010		RATE OF GROWTH BETWEEN 1984-2010		
		CENSUS 1980	RSANAME	ESTIMATED 1984	RSANAME	ESTIMATED 1984	BASELINE 2010	SCAG82 MODIFIED	GROWTH BETWEEN 1984-2010	RSANAME	ESTIMATED 1984	BASELINE 2010	SCAG82 MODIFIED	GROWTH BETWEEN 1984-2010
55	IMPERIAL	43000		37000		65000		69100		28000		76		76
		55813000		59230000		8954001		8377100		3031001				

SCAG REGION: 5

METHODOLOGY

**DEVELOPMENT OF REGIONAL HOUSING PROJECTIONS AND DISTRIBUTION
OF POPULATION AND HOUSING TO SMALLER AREA**

METHODOLOGY OVERVIEW
DEVELOPMENT OF REGIONAL HOUSING PROJECTION AND DISTRIBUTION
OF POPULATION AND HOUSING TO SMALLER AREA
(see attached pages for additional detail)



STEP ONE: DEVELOP HOUSEHOLD PROJECTIONS

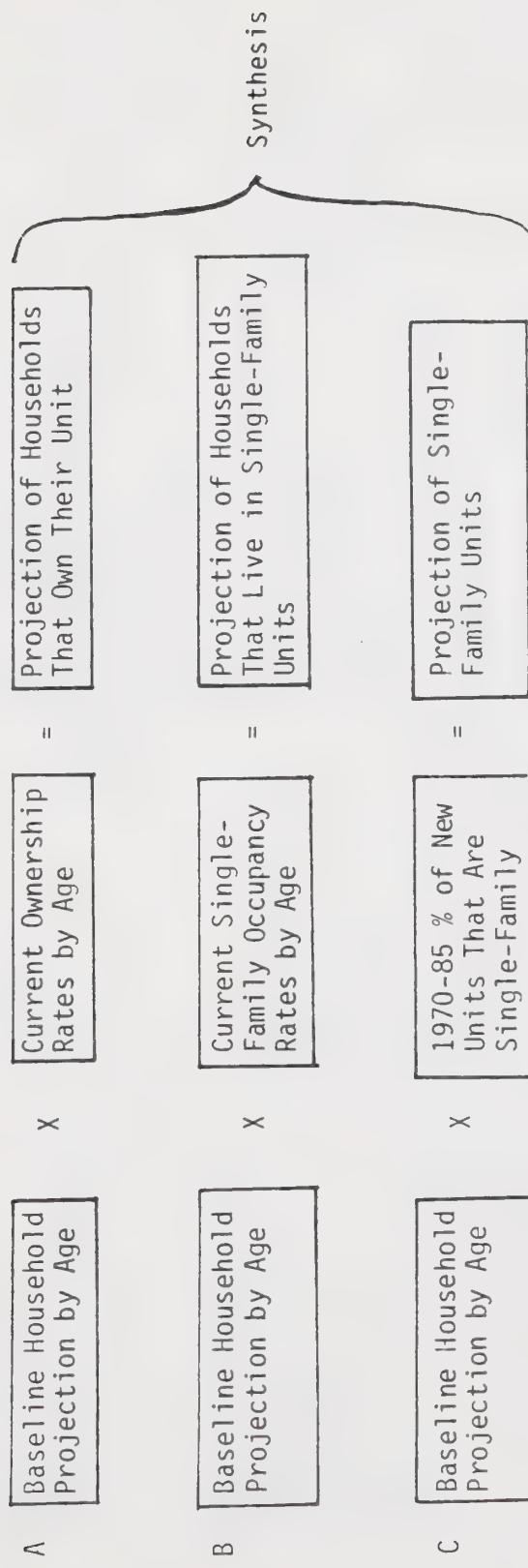
Baseline Population
Projections, by Age
and Ethnicity

Projections of Household
Headship Rates, by Age and
Ethnicity (Based upon Census
Bureau Projections, by Age,
with Adjustments to Account
for Current Differences between
Region and Nation)

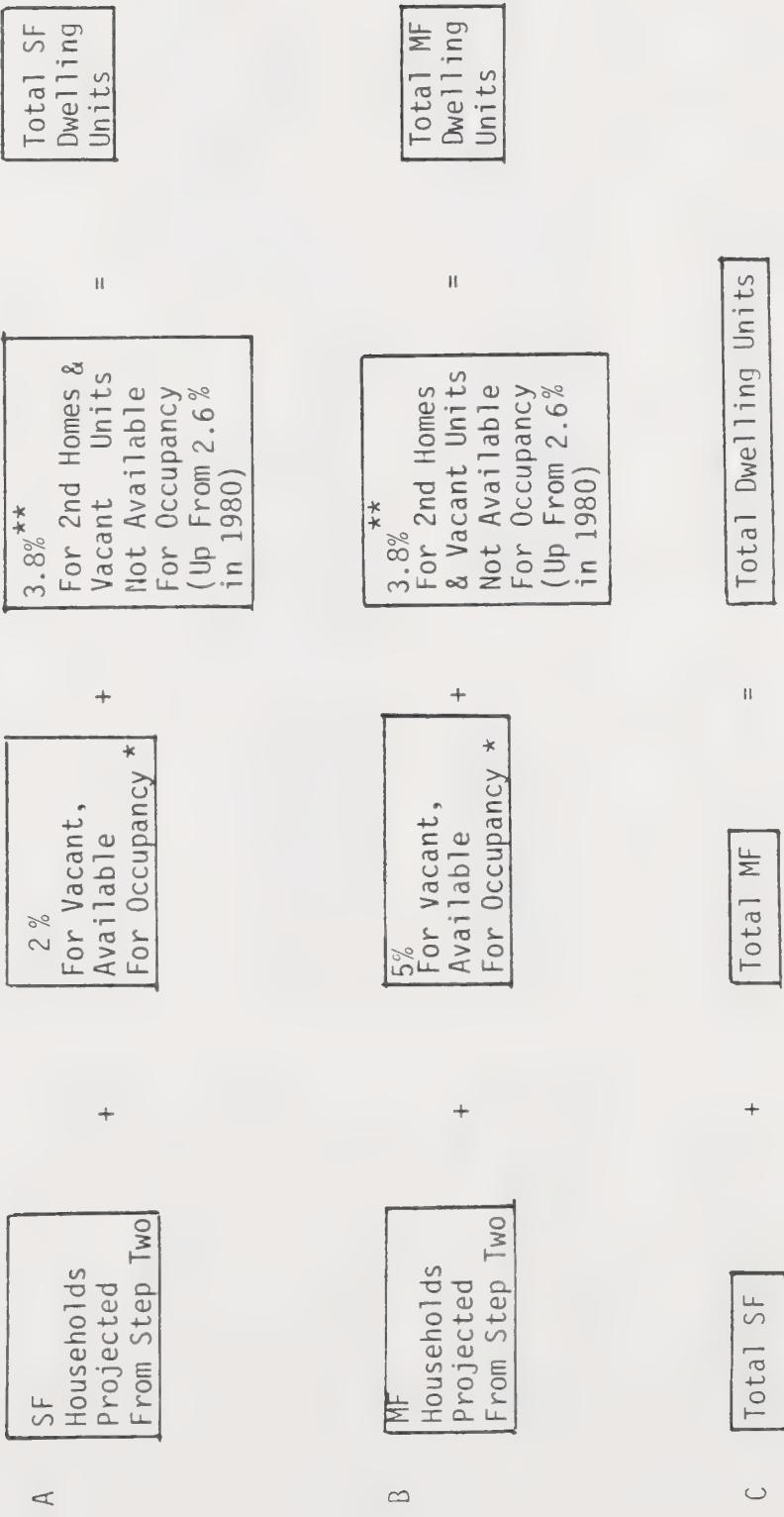
x

Baseline Household
Projection, by Age
and Ethnicity of
Head of Household

STEP 2: DEVELOP HOUSEHOLD PROJECTIONS BY MULTI-FAMILY/SINGLE FAMILY



STEP 3: DEVELOP TOTAL DWELLING UNIT PROJECTION BY SINGLE-FAMILY / MULTI-FAMILY



* Approximation. Actual calculations were made on renter/owner categories.

** 2.8% seasonal or second homes, 1% boarded up or not available.

STEP 4: DISTRIBUTE TOTAL DU TO SUBREGION, CUT ONE

A

Subregion's % of the Region's DU Growth, 80-85	X
Subregion's % of the Region's DU Growth, 70-80	

Subregion's % of the Region's DU Growth, 80-85

$Y\%$ (85-2010)

B

$Y\%$	+	$Y\%$	+	Subregion's % of the Region's DU Growth, 80-85	*	X
						3

Regional Total D.U. Growth From Step 3

Cut 1, Total DU Growth By Subregion, 85 - 2010

=

Step A above reflects the assumption that the change which occurred between the 70's and early 80's in the subregion's share of the regional Δ , would continue for the next time period, 1985-2010. Step B tempers this assumption, by placing a 1/3rd weight on the 80-85 time period.

In effect, these calculations say that if trends show an area to be slowing down (or picking up), it will continue to do so.

* Normalized to reach 100%

STEP 5: REVIEW RESULTS FOR REASONABLENESS

A. In areas where there was something unique about the 70-80 or 80-85 time period, adjustments were made, as follows:

- o In Glendale/Pasadena, there was considerable freeway demolition activity in the 70's. Therefore, weight was given only to the 80-85 time period.
- o In Ventura County, the downturn in trends in the 1980's relative to the 70's was due primarily to new growth control ordinances. The rate of decline is not assumed to continue, but instead the % of the regional growth which the county captured 80-85 is assumed to continue 85-2010.

STEP 5, CONT'D.

B. In areas where growth was slow in the 70's, and rapid in the early 80's, the formula used has the potential to show excessively high levels of growth 85-2010. This happened in the areas listed below. In these cases, the annual level of housing growth was limited to 2 times the level shown 70-80, or 80-85, whichever was higher. Anything higher was assumed to be unlikely.

- o East San Bernardino Valley
- o Chino Basin
- o North Los Angeles County
- o San Bernardino Desert
- o Riverside Desert

C. In Central Los Angeles, housing growth was strong in the 70's and weak in the early 80's. It was assumed that future growth would revert to the absolute level (2900 units/year) shown in the 70's, because:

- o The high levels of employment growth being projected for this area is likely to stimulate housing demand;
- o The area's housing stock is aging, and increased levels of recycling is quite possible; and
- o If the formula were used without adjustment, the level of growth projected would be 1,034 units/year, an increase of just 0.1%/year. This appeared improbably low, considering the two factors listed above, plus the efforts that are underway to revitalize areas such as Hollywood and Downtown Los Angeles.

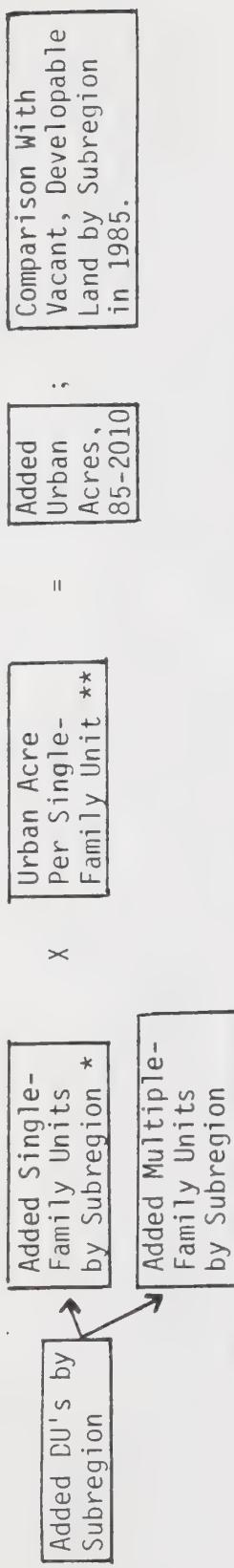
STEP 5, CONT'D.

D. Due to the relatively small numbers and the relatively large fluctuation in the trends in Imperial County, a 15-year average was used rather than the formula.

E. Comparisons were made to existing moratorium/growth control ordinances. In all cases, the levels of growth shown were within existing legal constraints, and therefore no adjustments were needed.

F. Comparisons were also made to known development proposals. (The A-95 Review Listings were utilized, as were data supplied by the RIV-SAN Corridor effort.) In all cases, the levels of growth shown exceeded known proposals, and therefore no adjustments were needed.

G. A comparison was made with vacant, developable land, by subregion, as follows:



- * The % of added DU's that are projected to be SF was based on 80-85 data by subregion, with adjustments made to reach the regional control totals, and to reflect the assumption that areas that are currently predominately SF will slowly become more MF.
- ** This density varied by subregion, and reflected the density of prototypical subregions (example -- Central Riverside was assumed to grow at the density currently shown in the urban portions of Chino).

STEP 5, G CONT'D.

Lack of vacant, developable land turned out not to be a significant constraint in any subregion. Most likely this is due to the fact that trends in areas that are running out of land already have turned to the construction of multi-family units, and the Baseline Projection reflected these trends. However, lack of vacant, developable land by the year 2010 is on the verge of becoming a constraint to trends in SF construction in:

- o Northwest Orange County, and
- o Chino Basin.

It was assumed that lack of vacant, developable land would not constrain the construction of MF units. However, a check was made to see if the level of people in an area needed to accommodate the MF projection would ever required demolition of more than 0.5% of the units/year. This turned out not to be a problem.

STEP 6: CONVERSION OF TOTAL DU'S TO POPULATION

$$\boxed{\text{Total DU's}} - \boxed{\text{Vacant DU's *}} = \boxed{\text{Occupied Units By Subregion}}$$

$$\boxed{\text{Occupied Units By Subregion}} \times \boxed{\text{Persons Per Occupied Unit *}} = \boxed{\text{Population By Subregion}}$$

- * Rates varied by subregion to reflect existing conditions, and a uniform level of convergence toward a regional norm (except in resort areas, where a large % of the DU's were assumed to continue to be second homes).

STEP 7: DISAGGREGATION TO RSA'S AND CITIES

The same methodology was used as above, except that subregional controls were used rather than regional controls. The number of adjustments made to the mechanical work was minimal.

Also, note that data on vacant, developable land are not available below the subregional level, and therefore no comparison could be made.



C124881712

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